Davidson County DEEDWARR
Recvd: 05/10/17 09:43 4 pgs
Fees:23.00 Taxes:1517.00
20170510-0046276

33486

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33486-01-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 9th day of May, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Sandra L. Flock 5812 Vine Ridge Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 09 0 092 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Crow, Jr. and Connell Meekins Crow**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sandra L. Flock**, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **5812 Vine Ridge Drive, Nashville, TN 37205**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of May, 2017.

John D. Crow, Jr.

Connell Meekins Crow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John D. Crow, Jr. and Connell Meekins Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2017.

Notary ~~Public~~
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hillwood Estates Section 6, as of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Crow, Jr., unmarried by deed dated March 19, 2009 from Matthew C. Beckham and wife, Virginia H. Beckham, of record in Instrument No. 20090325-0026821, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 11, 2009 of record in Instrument No. 20090522-0047272, Register's Office for Davidson County, Tennessee, John D. Crow, Jr. conveyed subject property to John D. Crow, Jr. and wife, Connell Meekins Crow.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 103 09 0 092 00.
2. All matters appearing on the Plan of record as Book 2133, page 96, Register's Office for Davidson County, Tennessee.
3. Agreement as set out in deed of record in Book 3069, page 171 and Book 4400, page 635, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

